

**Aldreds**  
Estate Agents



162 Broadside Chalet Park

Stalham, NR12 9PN

£38,500



## 162 Broadside Chalet Park

Stalham, Norwich, NR12 9PN

Aldreds offer this well presented two bedroom holiday chalet, situated in the popular Broadside Chalet Park in Stalham. This spacious chalet offers accommodation including an open plan kitchen/dining/living area, two bedrooms and a shower room. The Broadside Chalet Park is great base to explore the Broads and the coast and offers an on-site clubhouse/restaurant, outdoor swimming pool (at extra annual cost) with a children's play area and communal lawned grounds. An ideal holiday home/let opportunity.

### Open Plan Living Area/Kitchen

14'9" x 13'6" reducing to 8'10" (4.5m x 4.12m reducing to 2.71m)

Front facing entrance door and window, power points, television point, laminate flooring, doors leading off, open plan access to kitchen area with a range of fitted kitchen units with rolled edge work surface and tiled splash back, sink drainer with mixer tap, rear facing window.

### Shower Room

Obscure glazed window to rear aspect, fully tiled walls, hand wash basin within a fitted corner storage unit, low level w.c., tiled shower cubicle with electric shower, wall mounted electric heater.

### Bedroom 1

8'7" increasing to 10'6" into alcove x 6'10" (2.63m increasing to 3.22m into alcove x 2.09m)

Two rear facing windows, alcove with fitted shelf and hanging rail, power points.

### Bedroom 2

8'7" x 6'6" (2.63m x 2m)

Window to front aspect, fitted cupboards and wardrobe.

### Outside

The chalet sits in beautifully maintained communal lawned grounds with communal parking area. The Broadside Chalet Park offers an onsite clubhouse/restaurant, outdoor swimming pool (at extra annual cost) and children's play area.





### Agents Note

The chalet is offered with furniture, fixtures and fittings included, minus any personal belongings of the vendors.

### Tenure

Leasehold - the remainder of a 99 year lease which began in 1987. The service charges for 2024 were a total of £1,425.11 including VAT. There is an additional (optional) charge of £195 plus VAT for use of the the swimming pool.

The chalet site opens fully from 1st March to 31st October. Out of season, you are able to use your chalet from Friday lunchtime to Monday lunchtime.

### Services

Mains Water, Electricity and Drainage.

### Energy Performance Certificate (EPC)

EPC Rating: F.

### Council Tax

North Norfolk District Council - Band: A.

### Location

Stalham is a Broadland town with a full range of facilities which include a variety of shops, post office, health centre, schools and a supermarket. Only a few miles from the coast, the town is also handy for those looking to take advantage of the Broads network with a public staithe on the upper reaches of the River Ant. It also has a regular bus service to Great Yarmouth and and the fine city of Norwich.

### Reference

S9812/PJL



Floor Plan



Viewing

Please contact our Aldreds Stalham Office on 01692 581089  
if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

